



ABSTRACT

Micro, Small and Medium Enterprises - Allotment of Plots made under 30 years lease basis - New Industrial Estates Conversion from 30 years lease basis to Outright sale basis - Orders Issued.

MICRO, SMALL AND MEDIUM ENTERPRISES [C] DEPARTMENT

G.O.(Ms.) No.76

Dated: 06.12.2021

**பிலவ வருடம், கார்த்திகை 20
திருவள்ளூர் ஆண்டு 2052**

Read:

1. G.O. (Ms.) No.66, Micro, Small and Medium Enterprises (C) Department, dated 18.11.2013.
2. G.O. (Ms.) No.40, Micro, Small and Medium Enterprises (C) Department, dated 15.12.2016.
3. From the Deputy General Manager (Schemes), TANSIDCO, Letter Rc.No.5500/IE-5/2016, dated 10.02.2020

ORDER:-

In the Government order first read above, Government has issued orders for allotment of plots in the new Industrial Estates:-

- i. Established from 2013-14 on 30 years lease basis with certain terms and conditions. As per the above Government order, 100% of the cost of plot will be collected as advance of which 50% will be refundable interest free plot deposit and another 50% will be non refundable development charges adjusted immediately on payment.
- ii. After expiry of 30 years of lease period, the allottee can exercise an option to purchase the plot and the cost of the plot at (a) 25% of the difference between the prevailing plot cost fixed by SIDCO at the time of purchase by the allottee after 30 years and plot deposit already paid by the allottee in case of purchase without changing the original land use and (b) difference

between the prevailing plot cost fixed by SIDCO at the time of purchase by allottee after 30 years and the plot deposit already paid by the allottee, if there is change in land use.

2. TANSIDCO has adopted this allotment policy and started allotment of plots in its new industrial estates formed from 2013-14 onwards only on lease basis with the above said conditions and the following 64 allotments were made under 30 years lease basis in the following 6 New Industrial Estates:-

Sl. No	Name of the Industrial Estate	No of allotment under 30 Years Lease basis
1	Virudhunagar (Urban)	30
2	Vaniyambadi	6
3	Vettambadi	10
4	Mathur (New)	4
5	Palayapatti	11
6	Pattanam	3
	Total	64

3. Subsequently, in the G.O 2nd read above, the Government has issued orders for allotment of plots either under outright sale or on long term lease basis in new industrial estates established from 2013-14 according to the preference of MSMEs subject to certain conditions.

4. The Managing Director, TANSIDCO in the letter 3rd read above has stated that after issue of the G.O.(Ms.) No.40 Micro, Small and Medium Enterprises (C) Department dated 15.12.2016, all the MSME applicants preferred allotment only under outright sale basis and hence allotment of plots in all new Industrial estates established from 2013-14 are made on outright sale basis, prior to issue of G.O. Ms. No.40, Micro, Small and Medium Enterprises (C) Department, dated 15.12.2016 allotment orders were issued only on 30 years lease basis for the estates established from 2013 to 2016. As there was no other option available to the MSMEs, the allottees paid 100% of plot cost for the allotments they got under 30 years lease basis and they can get sale deed only after 30 years lease period after paying 25% difference in land cost as said earlier. Hence these allottees have been representing for conversion of their allotment from 30 year lease basis to outright sale basis so that the sale deeds could be issued in their favour after fulfilling the terms and conditions in the allotment order. The above subject was placed before SIDCO Board Meeting held on 16.10.2020 and the Board

resolved to "forward the proposal to Government for approval for conversion of plots allotted on lease basis from the year 2013-14, after collecting differential amount as per G.O. second read above by waiving the 30 years lease period from the allottees based on the current value of such plots as on the date of consideration".

5. The Managing Director, TANSIDCO has therefore requested the Government for conversion of the above 64 allotments in the 6 Industrial Estates made between the year 2013 and 2016 on 30 years lease basis to outright basis by waiving the 30 years lease period after collecting differential amount as per G.O., second read above, based on the current value of such plots as on date of consideration.

6. The Government after careful examination of the proposal of the Managing Director, SIDCO at Para 5 above decided to accept it and accordingly issue orders for conversion of 64 allotments made between the year 2013 and 2016 on 30 years lease basis to outright sale basis by waiving the 30 years lease period after collecting differential amount based on the current value of such plots as on date of consideration subject to fulfilment of other conditions indicated in Para 6 of the G.O. (Ms.) No.40, Micro, Small and Medium Enterprises (C) Department, dated 15.12.2016 while TANSIDCO making allotment of plots on outright sale through conversion.

7. This order issues with the concurrence of Finance Department vide its U.O No.41853/Fin(BPE)/2020,dated 28.11.2020.

(BY ORDER OF THE GOVERNOR)

V. ARUN ROY
SECRETARY TO GOVERNMENT

To

The Managing Director,
Tamil Nadu Small Industries Development Corporation
Limited, Thiru.vi.ka Industrial Estate, Guindy, Chennai - 32.

The Industries Commissioner and
Director of Industries and Commerce,
SIDCO Corporate Office Building,
Thiru.vi.ka Industrial Estate, Guindy, Chennai - 32.

Copy to:

- The Hon'ble Chief Minister Office, Secretariat, Chennai - 9.
The Special Personal Assistant to Hon'ble Minister
(Micro, Small and Medium Enterprises), Chennai - 9.
The Personal Assistant to Secretary to Government,
Micro, Small and Medium Enterprises Department, Chennai - 9.
The Private Secretary to Special Secretary to Government,
Micro, Small and Medium Enterprises Department, Chennai - 9.
The Finance (BPE/Ind) Department, Chennai - 9.
The Micro, Small and Medium Enterprises (OP/B) Department,
Chennai - 9.
SF / SC.

//FORWARDED BY ORDER//


SECTION OFFICER